

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER AND
PERMISSION TO PETITION ZONING COMMISSION
DISPOSITION PARCEL C-7
IN THE SOUTH STATION URBAN RENEWAL AREA
PROJECT NO. MASS. R-82

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Station Urban Renewal Area, Project No. Mass. R-82, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, 175 Federal Street Associates has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel C-7 in the South Station Urban Renewal Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

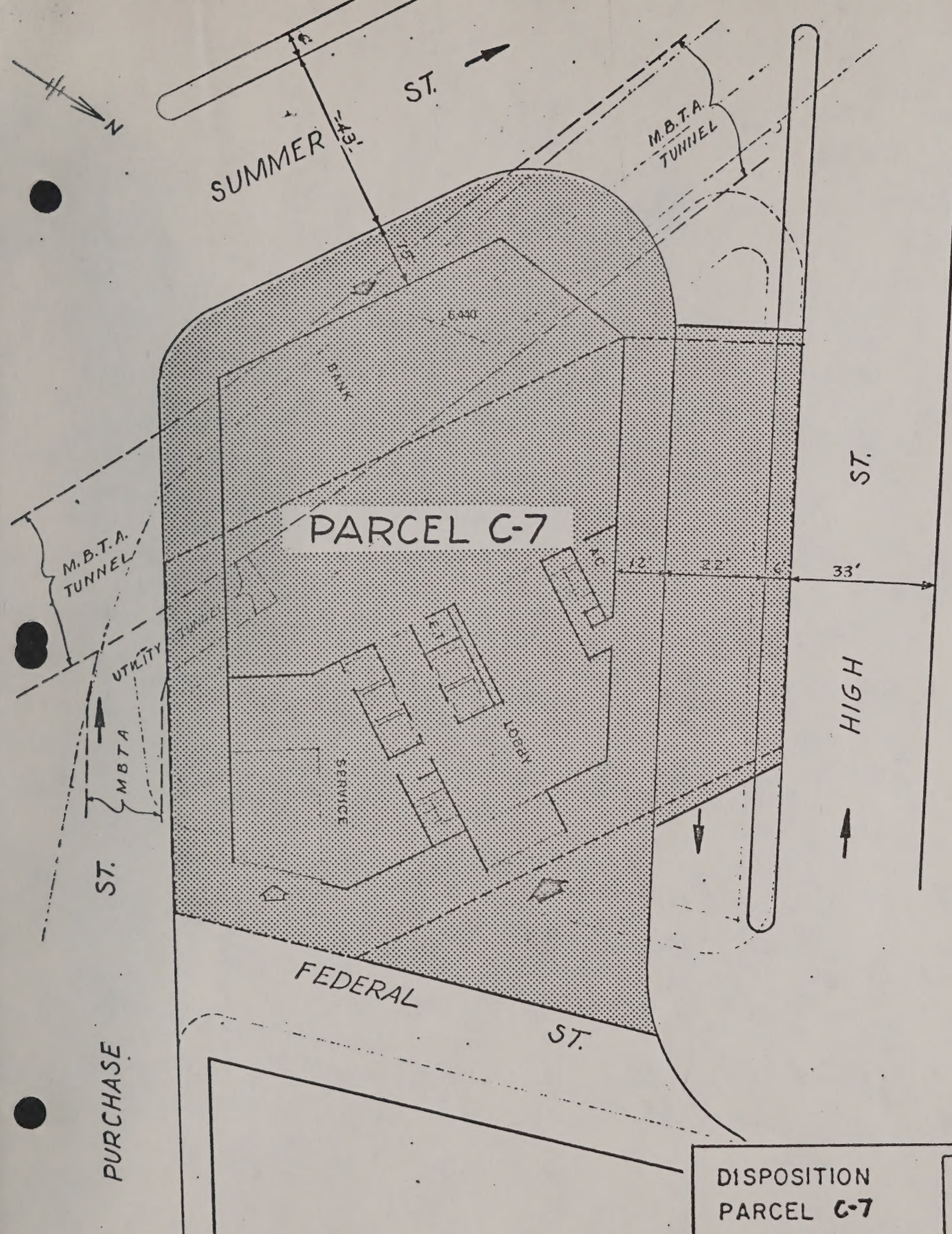
1. That 175 Federal Street Associates be and hereby is finally designated as Redeveloper of Disposition Parcel C-7 in the South Station Urban Renewal Area.
2. That disposal of said property by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that 175 Federal Street Associates possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller and 175 Federal Street Associates as Buyer, providing for the conveyance by the Authority of

Disposition Parcel C-7 in consideration of a purchase price subject to HUD concurrence and the Buyer's Agreement to develop the property with an office building of approximately 180,000 square feet; such Agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interest of the Authority; that the Director is further authorized to execute and deliver a Deed conveying said property pursuant to such Land Disposition Agreement; and that the execution and delivery by the Director of such Agreement and Deed to which a Certificate of this Resolution is attached shall be conclusively deemed authorized by this Resolution and conclusive evidence that the form, terms, and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

5. That the Director is authorized to petition the Zoning Commission to request a change in zone of reuse Parcel C-7 in the South Station Urban Renewal Area from a B-10 (General Business) and an M-8 (Light Manufacturing) District to a B-10U District.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

7. It is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.



DISPOSITION PARCEL C-7 September 1973		
SOUTH STATION URBAN RENEWAL AREA MASSACHUSETTS R-82 BOSTON REDEVELOPMENT AUTHORITY		

FACT SHEET

DEVELOPER: 175 Federal Street Associates, a Limited Partnership.

PRINCIPALS: Richard L. Friedman and A. R. Friedman of
Carpenter Associates

Norman B. Leventhal and Edwin Sidman of
Beacon Construction Co.

ARCHITECTS: The Architects Collaborative of Cambridge.

U DISTRICT REQUIREMENTS:

Without B-10U Zoning District, proposed building
will violate Article 21 of Zoning Code (Setbacks).

Required		Actual
Summer Street	46'	50'
High Street	36'	0
Federal Street	44'	0 (partial)
Purchase Street	35'	0

MEMORANDUM

To: Boston Redevelopment Authority

From: Robert T. Kenney, Director

Date: 6 September 1973

Subject: SOUTH STATION URBAN RENEWAL AREA PROJECT NO. MASS, R-82
Final Designation of Redeveloper
Authorization for U District Petition
Disposition Parcel C-7

On November 30, 1972, the Authority tentatively designated A. R. Friedman and Richard L. Friedman as Trustees of Carpenter Associates Trust, as tentative developers of Parcel C-7 in the South Station Urban Renewal Area. Parcel C-7 is bounded by Summer Street, High Street, Purchase Street and Federal Street. (See attached Plan)

Since that time, Carpenter Associates has formed a limited partnership known as 175 Federal Street Associates, with the principals of Beacon Construction Company, i.e., Norman Leventhal and Edwin Sidman, to aid in the financing and construction of the project. The original proposal to build a modest-sized office tower of approximately 13 stories, 180,000 square feet of floor space, at a cost of \$9 million remains unchanged. The architect for the project is The Architects Collaborative of Cambridge. The development proposal includes a brick plaza at Federal and High Streets which will help channel pedestrian flow from South Station through to the financial district.

In addition, the Boston Zoning Code requires certain setbacks along each of the above-named streets, thus preventing the proposed project. Therefore, it is necessary that the Director be authorized to petition the Zoning Commission to change the Zoning from the present M-8 and B-10 District to a B-10U Zone.

The staff believes that the proposed development is a fine solution to the serious development handicaps in the area, including utility easements, an MBTA tunnel, and odd-shaped parcel configuration. Accordingly, it is recommended that the Authority finally designate 175 Federal Street Associates as Developer of Parcel C-7 in the South Station Urban Renewal Area, and that the Director be authorized to petition the Zoning Commission for a U District change. Appropriate Votes and Resolutions are attached.

Attachments

